



**Connells**

Croft Close  
Bishops Tachbrook Leamington Spa





## Property Description

Three bedroom semi-detached family home situated in the popular village of Bishops Tachbrook. This extended home would make an ideal family home and is positioned close to local amenities and the new Oakley Grove school.

Being lovingly maintained by the current owners, this home briefly comprises; a cosy living room with gas fire with a log burner effect, a downstairs W/C and an open plan kitchen/family room/dining area with doors to the rear garden. To the first floor there are three generously sized bedrooms and the family shower room.

Externally there is a single garage and a driveway to front providing parking for two cars as well as a low maintenance landscaped rear garden.

## Approach

Access via a pebbled driveway.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator, laminate flooring and doors to the lounge, dining room, kitchen/family room and the downstairs W/C.

## Downstairs W/C

Fitted with a wash hand basin, a low level W/c and a double glazed window to side elevation.

## Lounge

17' 4" max x 10' 4" max ( 5.28m max x 3.15m max )

Light and airy, generously sized lounge. Benefitting from a gas fire with a log burner effect, laminate flooring and two double glazed windows to front elevation.

## Dining Room

11' 9" max x 9' 5" max ( 3.58m max x 2.87m max )

Comprising a built-in under stairs storage cupboard, a radiator, laminate flooring and open access into the kitchen/family room.

## Breakfast Kitchen

20' 6" max x 16' 9" max ( 6.25m max x 5.11m max )

Breakfast kitchen fitted with wall and base units with complimentary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There are integrated appliances to include; an eye-level electric oven, gas hob with cooker hood over, a dishwasher, a washing machine and an under counter fridge and a freezer. Comprising a breakfast bar, a radiator, tile effect laminate flooring, double glazed windows to side and rear elevations and a door to side.

## First Floor Landing

The stairs lead from the hallway. There is a built-in storage cupboard, a radiator and doors to all bedrooms and the shower room.

## Bedroom One

15' 4" up to wardrobes x 10' 6" max ( 4.67m up to wardrobes x 3.20m max )

Double bedroom comprising a radiator and two double glazed windows.

## Bedroom Two

9' 7" max x 8' 4" max ( 2.92m max x 2.54m max )

Double bedroom comprising a radiator and a double glazed window.

## Bedroom Three

8' 5" max x 7' 4" max ( 2.57m max x 2.24m max )

Comprising a radiator and a double glazed window.

## Shower Room

Fitted with a three piece suite, comprising a wash hand basin, walk-in shower, low level W/C, fully tiled walls, tiled flooring, a chrome heated towel rail and a double glazed window.

## Outside

## Garden

Beautifully maintained, low maintenance garden. Comprising decking and pebbled areas.

## Parking

Driveway to front providing parking for two cars side by side.

## Garage

Single garage with an up and over door.

## Agent's Note

Our sellers advise the property has been extended by the previous owners of Croft Close. Connells have not seen the relevant documents for the planning permission and building regulations relating to the extension. We advise potential buyers should make further enquiries and satisfy themselves in regards to the suitable use to the area of conversion.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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